



Grafton Conservation Commission

GRAFTON MEMORIAL MUNICIPAL CENTER

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Minutes of the July 5, 2016 Meeting at 7:00 p.m.

A meeting of the Grafton Conservation Commission was held in Conference Room F of the Grafton Municipal Center on July 5, 2016. Present were: Chairperson Sandra Brock, Peter Finn, Heather Trudell, Scott Conway, and Conservation Agent Maria Mast. Conservation Assistant Leah Cameron was absent.

Chairperson Sandra Brock opened the public meeting at 7:15 p.m.

Request for Determination of Applicability – 11 Taft Mill Road – The applicants, James and Brandi Taylor, proposed the installation of four foot high chain link and vinyl fencing within the buffer zone to resource areas and requested that the Commission determine whether the area and/or the proposed work were subject to the Massachusetts Wetlands Protection Act and/or the Grafton Wetlands Protection Bylaw. Sonotubes will be utilized. The Commission determined that the fence further demarcates the 25 foot no-disturb zone. There were no comments from the audience. Heather Trudell made a motion, seconded by Peter Finn, to issue a negative determination for 11 Taft Mill Road with the following special condition: any excavated material shall not be deposited within the 100 foot buffer zone. The motion carried unanimously.

Discussion Item: Summer Schedule – The Commission discussed moving toward a summer schedule of one meeting per month in the future. The Commission was in agreement to cancel the upcoming August 2, 2016 meeting if no public hearings had been scheduled for that meeting already.

DEP File #164-916 Notice of Intent / WP #749 Application for Grafton Wetlands Protection Bylaw Permit – 121 North Street (Assessor's Map 38, Lot 11) (Continuation) - The applicant, Ralph J. Deady, proposed the demolition of an existing house and construction of a new single family house within resource areas. Peter Finn explained that he was a notified abutter and therefore, he recused himself. The Conservation Agent reviewed the revised plans that were submitted at the June 21, 2016 meeting and found them to be in order. There were no comments from the audience. Heather Trudell made a motion, seconded by Chairperson Sandra Brock, to close the public hearing for 121 North Street and issue the Order of Conditions with the following special condition: signs stating "Protected Wetland Buffer" shall be placed at the limit of clearing to ensure awareness of the wetland boundaries, but not to expand the boundary of the 25 foot no-disturb zone. Scott Conway was in agreement. Peter Finn abstained.

DEP File #164-917 Notice of Intent / WP #750 Application for Grafton Wetlands Protection Bylaw Permit – 88 Westborough Road (Assessor's Map 12, Lot 12) (Continuation) – The applicant proposed the construction of an addition and the installation of stormwater control devices within the buffer zone to resource areas. Heather Trudell made a motion, seconded by Peter Finn, to continue the public hearing for 88 Westborough Road to July 19, 2016 at the applicant's request. The motion carried unanimously.

DEP File #164-918 Notice of Intent / WP #751 Application for Grafton Wetlands Protection Bylaw Permit / SW #16-2 Application for Grafton Stormwater Management Bylaw Permit – 103 Worcester Street (Assessor's Map 46, Lot 19) (Continuation) – The applicants, Marc and Tina Theroux, proposed the construction of a commercial building and parking lot within a riverfront area. Norman Hill of Land Planning, Inc. presented the project to the Commission. He previously submitted a revised Notice of Intent reflecting the new calculations. There were no comments from the audience. Heather Trudell made a motion, seconded by Peter Finn, to close the public hearing for 103 Worcester Street and issue the Order of Conditions with the following special conditions: aluminum signs, at least 8" x 12" in size, stating "Protected Riverfront Area – Do

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Not Disturb” shall be installed every 50 feet to demarcate the 100 foot inner riparian zone, a surety bond shall be coordinated with the Planning Board, so as not to duplicate, but to cover the stormwater structure and erosion control, the infiltration system shall be tested after installation based upon the approved testing methods in DEP’s Stormwater Standards, no sodium based deicing products shall be used within the 200 foot riverfront area, and the Conservation Agent shall be notified in order to inspect the proposed planting locations and, if space allows, shall have the authority to add up to five additional required trees to be planted. Chairperson Sandra Brock was in agreement. Scott Conway was absent from previous hearings and thus abstained.

Notice of Intent #164-915 / Application for Grafton Wetlands Protection Bylaw Permit #748 / Application for Grafton Stormwater Management Bylaw Permit #16-1 – Grafton Hill Subdivision (Assessor’s Map 47, Lot 48) (Continuation) – The applicant, Westerly Side Grafton LLC, proposed the construction of a 23 lot subdivision within the buffer zone to resource areas. Joe Antonelis and Vito Colonna of Connorstone Engineering Inc. discussed the project with the Commission. In response to a letter dated June 1, 2016, the flow path was located and shown on the plans, the wetlands were reflagged on site, and the proposed replication area was relocated. The Commission was awaiting peer review of the revised materials. The applicant provided a sketch for lots 5 and 6 to show that they can be built on and still meet the 25 foot no-disturb zone requirement of the bylaw. Chairperson Sandra Brock stated that the Commission would need to determine whether those lots meet the bylaw requirement for total contiguous upland acreage of at least 75% of the minimum building lot size for the zoning district in which it is located, given that a portion of the lots is a narrow tail encircling the subdivision, which is a created condition. Joe Antonelis requested documentation supporting Chairperson Sandra Brock’s interpretation of that bylaw requirement. There were no comments from the audience. Heather Trudell made a motion, seconded by Peter Finn, to continue the public hearing for Grafton Hill Subdivision to July 19, 2016 at the applicant’s request. The motion carried unanimously.

Peter Finn made a motion, seconded by Scott Conway, to adjourn the meeting at 8:06 p.m. The motion carried unanimously.

The following items were postponed to the July 5, 2016 meeting:

June 21, 2016 Meeting Minutes

Requests for Certificates of Compliance:

- DEP File #164-610 / WP #457 – High Point Estates Restoration
- DEP File #164-611 / WP #458 – High Point Estates Off-Site
- DEP File #164-656 / WP #501 – 96 High Point Drive, Lot 2
- DEP File #164-658 / WP #503 – 92 High Point Drive, Lot 4
- DEP File #164-681 / WP #526 – 88 High Point Drive, Lot 6
- DEP File #164-743 / WP #583 – 84 High Point Drive, Lot 8
- DEP File #164-850 / WP #685 – 78 High Point Drive, Lot 11
- DEP File #164-742 / WP #582 – 54 High Point Drive, Lot 24
- WP #637 – 46 High Point Drive, Lot 26

DEP #164-602 / WP #449 – High Point Estates - Request for minor change – eliminate fencing around detention basins

Documents discussed located in the Conservation Commission office:

Request for Determination of Applicability & Determination of Applicability for: 11 Taft Mill Road

Notices of Intent & Applications for Grafton Wetlands Protection Bylaw Permits for: 121 North Street, 88 Westborough Road

Order of Conditions & Grafton Wetlands Protection Bylaw Permit for: 121 North Street

Notices of Intent, Applications for Grafton Wetlands Protection Bylaw Permits, Applications for Grafton Stormwater Management Permits for: 103 Worcester Street & Grafton Hill Subdivision

Order of Conditions, Grafton Wetlands Protection Bylaw Permit, & Grafton Stormwater Management Bylaw Permit for: 103 Worcester Street

June 21, 2016 meeting minutes

Request for Minor Change for High Point Estates

Requests for Certificates of Compliance for: High Point Estates Restoration, High Point Estates Off-Site, 96, 92, 88, 84, 78, 54, 46 High Point Dr
Agent’s Report to the Commissioners dated July 5, 2016

Minutes drafted by Leah Cameron

Approved on July 19, 2016